



test PDF Combine only

GENERAL INFORMATION	
Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	10		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0001-0017.0

OTHER FEATURES			
Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION		
Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.0%

Basic \$ / SQ:	168.00
Size Adj.:	1.12065542
Const Adj.:	0.98414391
Adj \$ / SQ:	185.285
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1662734
Depreciation:	498820
Depreciated Total:	1163914

1st Res Grid	Desc: Line 1										# Units	11
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 33		BRs: 11		Baths: 11		HB					

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
	11	3	1	M
<b>Totals</b>				
	11	33	11	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	185.28	
Special Features:	0	Val/Su Net:	128.42	
Final Total:	1163900	Val/Su SzAd	192.63	

57	
SFL	
FFL	
LLV	
(3021)	53

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,021	185.280	559,746
LLV	Lower Level	3,021	143.410	433,243
SFL	Second Floor	3,021	185.280	559,746
<b>Net Sketched Area:</b>		<b>9,063</b>	<b>Total:</b>	<b>1,552,735</b>
<b>Size Ad</b>	<b>6042 Gross Area</b>		<b>9063 FinArea</b>	<b>8459</b>

[illegible]



test PDF Combine only

GENERAL INFORMATION			
Grade: C - Average			
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicdt:		Fact:	
Const Mod:			
Lump Sum Adj:			

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0001-0017.0

More: N      Total Yard Items:      Total Special Features:      Total:

OTHER FEATURES			
Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

CALC SUMMARY	
Basic \$ / SQ:	168.00
Size Adj.:	1.12065542
Const Adj.:	0.98414391
Adj \$ / SQ:	185.285
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1662734
Depreciation:	498820
Depreciated Total:	1163914

Basic \$ / SQ:	168.00	
Size Adj.:	1.12065542	Rate
Const Adj.:	0.98414391	
Adj \$ / SQ:	185.285	
Other Features:	110000	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		Wt
LUC Factor:	1.00	
Adj Total:	1662734	
Depreciation:	498820	Sp
Depreciated Total:	1163914	

Card Items:		Total
-------------	--	-------

Full Bath	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES			
Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION		
Phys Cond:	AV - Average	30.00%
Functional:		0.00%
Economic:		0.00%
Special:		0.00%
Override:		0.00%
	Total:	30.00%

Basic \$ / SQ:	168.00	
Size Adj.:	1.12065542	Rate
Const Adj.:	0.98414391	
Adj \$ / SQ:	185.285	
Other Features:	110000	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		Wt
LUC Factor:	1.00	
Adj Total:	1662734	
Depreciation:	498820	Sp
Depreciated Total:	1163914	

[illegible]

Card Items:		Total
-------------	--	-------

1st Res Grid	Desc: Line 1									# Units	11	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	33	BRs:	11	Baths:	11	HB					

## REMODELING RES BREAKDOWN

Interior:	11	3	1	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:	Totals			
General:	11	33	11	

COMPARABLE SALES				
	Parcel ID	Type	Date	Sale Price
Av\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	185.28	
Special Features:	0	Val/Su Net:	128.42	
Final Total:	1163900	Val/Su SzAd	192.63	

Parcel ID	Typ	Date	Sale Price
Av\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	185.28
Special Features:	0	Val/Su Net:	128.42
Final Total:	1163900	Val/Su SzAd	192.63

	Serial #		Year:	
--	----------	--	-------	--

PARCEL[illegible]

Special Features:

57

SFL  
FFL  
LLV  
(3021)

53

[illegible]

IMAGE

[illegible]

***AssessPro*** Patriot Properties, Inc

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14 -A		GROVE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	LOMBARD LEON E JR TRUSTEE		
Owner 2:	TARA-LEAH REALTY TRUST		
Owner 3:			
Street 1:	20 GROVE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	LOMBARD LEON E JR TRUSTEE -		
Owner 2:	TARA-LEAH REALTY TRUST -		
Street 1:	20 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .472 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1962, having primarily Stucco Exterior and 8761 Square Feet, with 12 Units, 12 Baths, 0 3/4 Bath, 0 HalfBath, 42 Rooms, and 18 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
112	Apts. 8 Plus		20559		Sq. Ft.	Site
112	Apts. 8 Plus		23		No. of Un	Site

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	20559.000	1,186,800	1,500	1,460,500	2,648,800
Total Card	0.472	1,186,800	1,500	1,460,500	2,648,800
Total Parcel	0.472	2,350,700	1,500	1,460,500	3,812,700
Source: Market Adj Cost	Total Value per SQ unit /Card:			302.34	/Parcel: 221.4

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	2,350,700	1500	20,559.	1,460,500	3,812,700		Year end	12/23/2021
2021	112	FV	2,350,700	1500	20,559.	1,391,500	3,743,700		Year End Roll	12/10/2020
2020	112	FV	2,246,500	1500	20,559.	1,265,000	3,513,000	3,513,000	Year End Roll	12/18/2019
2019	112	FV	1,855,400	1500	20,559.	1,265,000	3,121,900	3,121,900	Year End Roll	1/3/2019
2018	112	FV	1,855,400	1500	20,559.	1,265,000	3,121,900	3,121,900	Year End Roll	12/20/2017
2017	112	FV	1,594,800	1500	20,559.	1,035,000	2,631,300	2,631,300	Year End Roll	1/3/2017
2016	112	FV	1,594,800	1500	20,559.	1,035,000	2,631,300	2,631,300	Year End	1/4/2016
2015	112	FV	1,399,200	1600	20,559.	874,000	2,274,800	2,274,800	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2021	I & E Return	JO	Jenny O
6/11/2019	I & E Return	JO	Jenny O
10/12/2018	MEAS&NOTICE	PH	Patrick H
3/31/2016	I & E Return	MM	Mary M
4/1/2009	Measured	201	PATRIOT
4/25/2000	Info At Door	197	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_ / \_\_ / \_\_

Total AC/HA: 0.47197	Total SF/SM: 20559	Parcel LUC: 112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total: 1,460,500	Spl Credit	Total: 1,460,500
----------------------	--------------------	-----------------	--------------	---------------	---------	------------------	------------	------------------

test PDF Combine only

Type: 83 - Apt- Garden			
Sty Ht:	2 - 2 Story		
(Liv) Units:	12	Total:	23
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick		30 %
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	12	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 12	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>30.0%</b>

## CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.12065542
Const Adj.:	0.98414391
Adj \$ / SQ:	185.285
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1695404
Depreciation:	508621
Depreciated Total:	1186783

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	6
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 42		BRs: 18		Baths: 12		HB						

## REMODELING

	Exterior:
	Interior:
0.0%	Additions:
0.0%	Kitchen:
0.0%	Baths:
0.0%	Plumbing:
0.0%	Electric:
0.0%	Heating:
0.0%	General:

## RES BREAKDOWN

No Unit	RMS	BRS	FL
6	4	2	M
6	3	1	M
<b>Totals</b>			
12	42	18	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	185.28	
Special Features:	0	Val/Su Net:	130.95	
Final Total:	1186800	Val/Su SzAd	196.43	

## SKETCH

53

SFL  
FFL  
LLV  
(3021)

57

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
46						
13	LLV	100	FLA	90	A	
46						
05						
61						

**IMAGE**

**AssessPro** Patriot Properties, Inc





test PDF Combine only

Type: 83 - Apt- Garden			
Sty Ht:	2 - 2 Story		
(Liv) Units:	12	Total:	23
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick		30 %
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

**MOBILE HOME**    Make:    Model:    Serial #    Year:    Color:

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	Paving	D	Y	1 500		A	AV	1985	4.00	T	27.2	112			1,500		1,500

More: N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
---------	-------------------	-------	-------------------------	--	--------	-------

## BATH FEATURES

Full Bath:	12	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 12	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>30.0%</b>

## CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.12065542
Const Adj.:	0.98414391
Adj \$ / SQ:	185.285
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1695404
Depreciation:	508621
Depreciated Total:	1186783

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	6
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 42		BRs: 18		Baths: 12		HB						

## REMODELING

	Exterior:
	Interior:
0. %	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
0 %	General:

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
6		4	2	M
6		3	1	M
<b>Totals</b>				
12		42	18	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	185.28	
Special Features:	0	Val/Su Net:	130.95	
Final Total:	1186800	Val/Su SzAd	196.43	

## SKETCH

53

SFL  
FFL  
LLV  
(3021)

57

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
46	LLV	100	FLA	90	A	
13						
46						
05						
61						

**IMAGE**

**AssessPro** Patriot Properties, Inc

